

LOT 51
HAMPTON LAKES PHASE 3
OR 2229/288

LEAHY JEFFREY DENNIS & GEORGIANN ESTHER
85269 BERRYESSA WAY
FERNANDINA BEACH, FL 32034

2023

13-2N-27-0722-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4085.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,430	100	2,430	316,192
FGR	829	55	456	59,335
FOP	172	30	52	6,766
FSP	168	40	67	8,718
TOTALS	3,599		3,005	391,011

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,005	109.5720	130.12	391,011	2021	2021	0	0	0.00	100.00
1 SNGL FAM - 100% - 2022 Heated Area: 2430 HX Base Yr 2022											
85269 BERRYESSA WAY, FERNANDINA BEACH											

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0 100	0	0	1,495.00	SF	10.00	10.00	100	2021	2021	3	100	14,950	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000		

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	06/13/2023	MLU
----------	---------	----------	----------	-----------	---------	------------	-----

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				391,011	
TOTAL MARKET OB/XF VALUE				14,950	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				480,961	
SOH/AGL Deduction				130,877	
ASSESSED VALUE				350,084	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				300,084	
TOTAL JUST VALUE				480,961	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				384,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21001921	CO ISSUED	0	02/18/2021
20008646	NEW CONSTR	346,285	09/18/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2439/0497	2/25/2021	SW	Q	I	01
GRANTOR: AVH NORTH FLORIDA LLC					
GRANTEE: LEAHY JEFFREY DENNI					
2246/1096	12/31/2018	SW	U	V	37
GRANTOR: AW VENTURE I LLC ET A					
GRANTEE: AVH NORTH FLORIDA L					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2021] W29 FSP=[YR=2021] W21 S8 E21 N8\$ S8 W21 S58 FOP=[YR=2021] S7 E20 N8 FGR=[YR=2021] E9 S9 E21 N29 W32 S20 E2\$ W2 N5 W5 S6 W13\$ E13 N6 E5 N15 E32 N45\$.									